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Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public
My commission expires: 03-08-21

Karen Johnson Davidson County
Batch# 217493 **DEEDWARR**
04/15/2019 09:33:01 AM 2 pgs
Fees: $13.00 Taxes: $917.60

20190415-0033913

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

13-1903-133331

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ivan Villavicencio 4029 Darlene Drive Nashville TN 37013	Shelter Lending Services, LLC P.O. Box 740039 Cincinnati, OH 45274-0039	162-02-0-153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashleigh Elain McKinzie and Chevy Dale McKinzie, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ivan Villavicencio and Lizbeth Vacar-Flores, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of Colewood Acres, Section 2, of record in Book 3700, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana Marie Taulbee and William Christopher Taulbee, wife and husband by deed from Johnny R. Thomas and wife, Rebecca Thomas, dated June 10, 2014, recorded June 18, 2014, of record in Instrument No. 20140618-0052927, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ashleigh Elain McKinzie and Chevy Dale McKinzie, wife and husband by deed from Dana Marie Taulbee and William Christopher Taulbee, wife and husband, dated April 30, 2018, recorded April 30, 2018, of record in Instrument No. 20180430-0040612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4029 Darlene Drive, Nashville, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of April, 2019.

Ashleigh Elain McKinzie

Chevy Dale McKinzie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ashleigh Elain McKinzie and Chevy Dale McKinzie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 12th day of April, 2019.

Notary Public

My Commission expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-10-2020